

Overbid procedure (if any):

(1) Must be all cash, at least \$67,500; (2) interested parties must contact Trustee's counsel at least 24 hours prior to hearing and submit a deposit of at least \$20,000; (3) overbid increments to be in the discretion of the Court.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Varand Gourjian, Esq.
GOURJIAN LAW GROUP, P.C.
101 North Brand Boulevard, Suite 1220
Glendale, CA 91203
Telephone: (818) 956-0100
Facsimile: (818) 956-0123
Email: varand@gourjianlaw.com

Date: 07/24/2014

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
101 North Brand Boulevard, Suite 1220, Glendale, CA 91203

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 07/24/2014, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Wesley H. Avery-wamiracle6@yahoo.com,jmoatrstustee@gmail.com,vguillentrustee@gmail.com,C117@ecfbis.com
Varand Gourjian - vg@gourjianlaw.com, lucy@gourjianlaw.com;esmeralda@gourjianlaw.com;pateel@gourjianlaw.com
Phu D. Nguyen - vickie@usaluatsu.com; Ernie Zachary Park - ernie.park@bewleylaw.com
United States Trustee (LA) - ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 07/24/2014, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

72 North, Inc.
10655 La Tehama Circle
Fountain Valley, CA 92708

Cirgadyne, Inc.
2222 Damon Street
Los Angeles, CA 90021

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 07/24/2014, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Hon. Robert N. Kwan
255 East Temple Street
Courtroom 1675
Los Angeles, CA 90012

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

07/24/2014 Pateel Tavidian
Date *Printed Name*

/s/ Pateel Tavidian
Signature

Label Matrix for local noticing
0973-2
Case 2:14-bk-17297-RK
Central District Of California
Los Angeles
Wed Jul 23 17:41:22 PDT 2014
72 North, Inc.
10655 La Tehama Cir.
Fountain Valley, CA 92708-4827

ASCAP
P.O. Box 331608-7515
Nashville, TN 37203

AT&T
Payment Center
Sacramento, CA 95887

Andrea Conklin
c/o Thon Beck Vannie Callahan
1100 E. Green St.
Pasadena, CA 91106-2513

BMI
P.O. Box 630893
Cincinnati, OH 45263-0893

(p)CALIFORNIA STATE BOARD OF EQUALIZATION
ACCOUNT REFERENCE GROUP MIC 29
P O BOX 942879
SACRAMENTO CA 94279-0029

California Linen
40 E. California Blvd.
Pasadena, CA 91105-3203

Cintas
P.O. Box 2250
Pico Rivera, A 90662-2250

Classic Wine
P.O. Box 51512
Los Angeles. CA 90051-5812

Direct TV
P.O. Box 5392
Miami, FL 33152

Erica A De Leon
c/o Adrienne C. Publicover
525 Market St., 17th Floor
San Francisco, CA 94105-2725

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Fair Oaks Old Town, LLC
c/o Ernie Zachary Park, Esq.
13215 E. Penn St., Ste. 510
Whittier, CA 90602-1797

Hi 2 Lo Voltage Wiring Co.
6520 Amigo Ave.
Reseda, CA 91335-6002

Kevin Vu Le
10655 La Tehama Cir.
Fountain Valley, CA 92708-4827

Linebarger Goggan Blair & Sampson
P.O. Box 659443
San Antonio, TX 78265-9443

Nga Hanh Pham
10655 La Tehama Cir.
Fountain Valley. CA 92708-4827

Orkin
P.O. Box 7161
Pasadena, CA 91109-7161

PWP
P.O. Box 7120
Pasadena, CA 91109-7220

Phu Do Nguyen, Esq.
Do Phu & Anh Tuan, APLC
10517 Garden Grove Blvd.
Garden Grove, CA 92843-1128

State Board of Equalization
Special Operations Branch, MIC:55
Po Box 942879
Sacramento CA 94279-0055

The Gas Company
P.O. Box C
Monterey Park, CA 91756-0001

US Foods
15155 Northam St.
Los Angeles, CA 90638-5754

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Wells Fargo Bank, N.A.
Business Direct Division
P.O. Box 29482
Phoenix, AZ 85038-9482

Wells Fargo Financial
P.O. Box 660041
Dallas TX 75266-0041

Phu D Nguyen
10517 Garden Grove Blvd
Garden Grove, CA 92843-1128

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Board of Equalization
PO Box 942879
Sacramento CA 94279-0001

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Fair Oaks Old Town, LLC	End of Label Matrix	
	Mailable recipients	30
	Bypassed recipients	1
	Total	31